

PLANNING & ZONING COMMISSION
OCTOBER 16, 2018

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 16th day of October 2018 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Dennis Luers	Member
Robert Rainwater	Alternate
Traci Hutton	Alternate

constituting a quorum with Gary Martin and Beth Tiggelaar absent and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
John Robertson	Engineering Manager
Albert Triplett, Jr.	Planner II

CALL TO ORDER

Chairman Oliver called the meeting to order at 7:00 p.m.

BRIEFING SESSION

ITEM 1.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

CU18-22	PAYCOM
SU18-03/PD18-03	ORTHO MED MANUAL THERAPY
HL18-02	314 EAST FRANKLIN STREET

Chairman Oliver closed the Briefing Session at 7:28 p.m.

JOINT PUBLIC HEARINGS

Mayor Pro-Tem Freed called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-5 of the Joint Public Hearings were held in the City Council

Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission deliberation session to order at 8:04 p.m.

ITEM 6. CONDITIONAL USE APPLICATION CU18-22 PAYCOM

First for the Commission to consider and make recommendation to City Council was conditional use application CU18-22 submitted by Johnson and Associates for property located at 3489 State Highway 121 and proposed to be platted as Lot 1, Block 1, Paycom Addition. The applicant was requesting a conditional use permit to exceed the maximum height limit of 50 feet for the district.

In the Commission's deliberation session, Monica Hotelling moved to approve conditional use application CU18-22. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Luers, Rainwater and Hutton
Nays: None

ITEM 7. PRELIMINARY PLAT – LOT 1, BLOCK 1, PAYCOM

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lot 1, Block 1, Paycom. The applicant was preliminary platting 13.124 acres for the development of multiple office buildings.

In the Commission's deliberation session, Monica Hotelling moved to approve the Statement of Findings and Preliminary Plat Application of Lot 1, Block 1, Paycom. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Luers, Rainwater and Hutton
Nays: None

ITEM 8. FINAL PLAT – LOT 1, BLOCK 1, PAYCOM

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, Paycom. The applicant was final platting 13.124 acres for the development of multiple office buildings.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Paycom. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Luers, Rainwater and Hutton

Nays: None

ITEM 9 & 10. SPECIAL USE APPLICATION SU18-03 AND PLANNED DEVELOPMENT OVERLAY APPLICATION PD18-03 – ORTHO MED MANUAL THERAPY

Next for the Commission to consider and make recommendation to City Council was special use application SU18-03 and a planned development overlay application PD18-03 submitted by D Yvette Abrego for property located at 250 North Main Street and platted as Lot 2R and Lot 3, North Main Street Shopping Center. The applicant was requesting to allow massage services and to deviate from but not be limited to the existing parking requirements.

In the Commission's deliberation session discussion was held regarding the parking requirements for the building and future tenants.

Monica Hotelling moved to approve special use application SU18-03. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Luers, Rainwater and Hutton

Nays: None

B J Wilson moved to approve planned development overlay application PD18-03 with the condition that changing the request to 88 parking spaces and that any future uses within the building relative to the occupancy load must comply such that the maximum number of parking spaces to be utilized will need to be 88 and requiring staff to immediately and formally notify the owner of the property of these changes to the parking requirements. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Luers, Rainwater and Hutton

Nays: None

ITEM 11. HISTORIC LANDMARK SUBDISTRICT HL18-02 – 314 EAST FRANKLIN STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL18-02 submitted by Allen and Rose Paxton for property located at 314 East Franklin Street and platted as Lot E70'2 & 12' alley, Block 30, City of Grapevine.

The applicant was requesting an historical landmark sub-district.

In the Commission's deliberation session, Monica Hotelling moved to approve historic landmark subdistrict HL18-02. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Luers, Rainwater and Hutton
Nays: None

ITEM 12. FINAL PLAT – THE RESERVE AT BEAR CREEK

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of The Reserve at Bear Creek. The applicant was final platting 13.646 acres for the development 69 residential townhomes.

In the Commission's deliberation session, Dennis Luers moved to approve the Statement of Findings and Final Plat Application of The Reserve at Bear Creek. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Luers, Rainwater and Hutton
Nays: None

ITEM 13. FINAL PLAT – LOTS 27 AND 28, BLOCK 1, SHAMROCK SHORES ESTATES

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 27 and 28, Block 1, Shamrock Shores Estates. The applicant was final platting 0.5245 acres for the development 2 residential structures.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 27 and 28, Block 1, Shamrock Shores Estates. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Luers, Rainwater and Hutton
Nays: None

ITEM 14. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the September 18, 2018, Planning and Zoning Public Hearing.

Dennis Luers moved to approve the September 18, 2018 Planning and Zoning Public Hearing minutes as written. Monica Hotelling seconded the motion, which prevailed by the following vote:

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Ayes: Oliver, Wilson, Hotelling, Fechter, Luers, Rainwater and Hutton
Nays: None

ADJOURNMENT

With no further business to discuss, Monica Hotelling moved to adjourn the meeting at 8:26 p.m. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Luers, Rainwater and Hutton
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 20TH DAY OF NOVEMBER 2018.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN